

# For Sale

## 657,743± Sq. Ft.

*Investment/Redevelopment Opportunity!*

3 year average  
cap rate of 12% +/-  
with 30% vacancy!

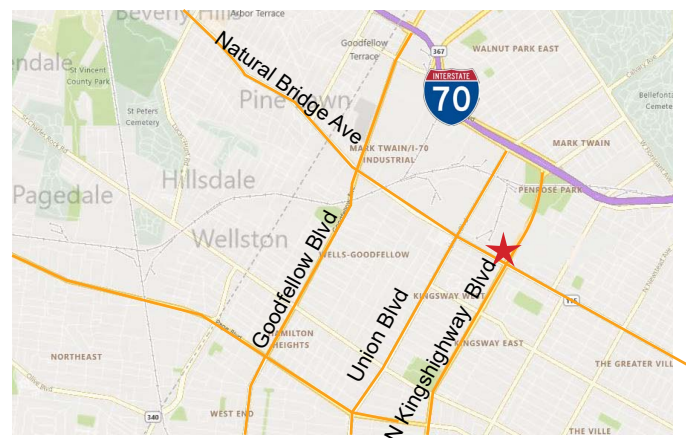


**3901 N. Kingshighway Blvd. St. Louis, MO 63115**

**Sale Price: \$4,975,000 (\$7.56/Sq. Ft.)**

- Approximately 9.8+/- Acres
- 5 main buildings connected with passageways
- See back of brochure for building information and site plan
- Secured, storage yard at the rear of the site (West)
  - 145,500+/- SF
  - Asphalt Paved
  - Automated gate with key card entry
- Excess secured land at the front of the site (East)
  - 76,610+/- SF (1.75+/- Acres)
- **P&L Statement Available**

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**Office Industrial Retail Institutional Investment Management**



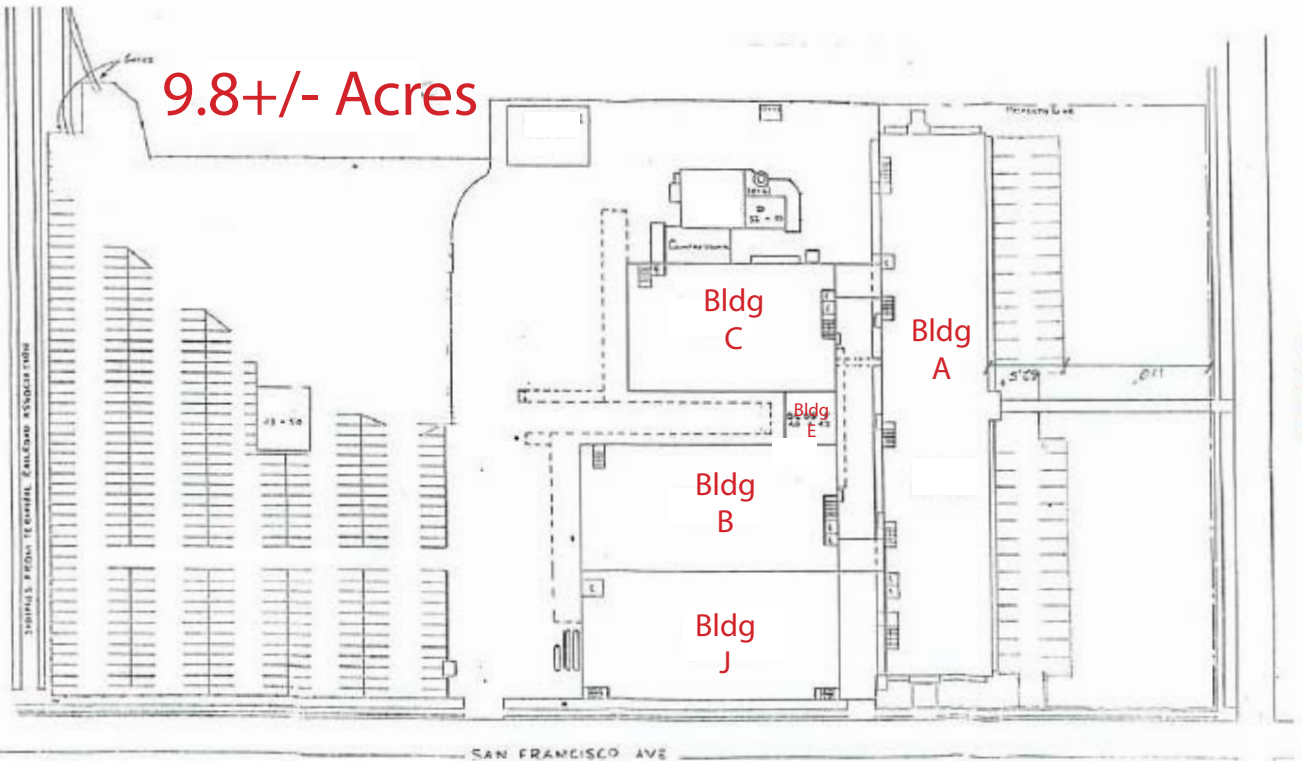
Commercial Real Estate  
1401 S. Brentwood Blvd.  
Suite 650  
St. Louis, MO 63144  
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**314 781 0001**

9.8+/- Acres



**Building A: 235,200+/- SF (80' x 420')**

- 7 levels
- Each floor plate: 33,600+/- SF
- Roof is currently leased to 4 cellular companies  
1 owned by building (T-Mobile + AT&T)
- Additional 35,856+/- SF lower level
- 2 Passenger elevators
- 5 enclosed stairways

**Building C: 112,000+/- SF 9 (100' x 160')**

- 7 levels
- Each floor plate: 16,000+/- SF
- Additional 16,000+/- SF lower level
- 2 freight elevators
- 2 enclosed stairways
- Dock access

**Building E: 1,720+/- SF**

- 1 story
- Connects Building B with Building C

**Building B: 140,000+/- SF (100' x 200')**

- 7 levels
- Each floor plate: 20,000+/- SF
- Additional 20,000+/- SF lower level
- 2 freight elevators, 1 Automobile Elevator  
from Lower Level to 4th Floor
- Public storage units
- 2 enclosed stairways
- Dock access

**Building J: 60,000+/- SF (100' x 200')**

- 3 levels
- Each floor plate: 20,000+/- SF
- Additional 20,000+/- SF lower level
- One 10,000 lb freight elevator
- 2 enclosed stairways
- Dock access

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